

MUST REMAIN ON JOB SITE

#9. SPECIFIC ZONING INFORMATION

Planning Department (425) 587-3225

SETBACK YARDS (See Use Zone Chart for the property's required (setback) yards)

Indicate required setback yard and setback distances from structure below and on your site plan

SETBACK YARD (front, side, rear, etc.)	PROP. SETBACK DISTANCE (ft.) REQ.
1 FRONT	20.00 20.00 SOUTH
2 REAR	23.00 10.00 NORTH
3 SIDE	5.00 5.00 EAST
4 SIDE	5.00 5.00 WEST
5	

GARAGE (See KZC 115.43 for assistance)

X Front Entry	Side Entry	Alley Entry
GARAGE WIDTH (ft.)	Front FAÇADE WIDTH (ft.)	GARAGE RATIO (%)
20.00	40.00	50.00%

LOT AREA: 7264 square feet

GROSS LOT AREA: N/A square feet

FLOOR AREA RATIO (See KZC 115.42 for assistance)

LEVEL	AREA (sq.ft.)	-	EXEMPTIONS (sq.ft.)	=	SUB-TOTAL (sq.ft.)
LOWER		-		=	0
MAIN	1886.5	-		=	1886.5
UPPER	1700.75	-	100	=	1600.75
OTHER		-		=	0
TOTAL				=	3487.25
% OF LOT AREA				=	48.01%

LOT COVERAGE (See KZC 115.90 for assistance)

ITEM	AREA (sq.ft.)	-	EXEMPTIONS (sq.ft.)	=	SUB-TOTAL (sq.ft.)
RESIDENCE	1999	-		=	1999
DECK(s)/PATIO(s)	489	-		=	489
DRIVEWAY	1802	-	726	=	1076
WALKWAY	42	-		=	42
AC PAD	9	-		=	9
TOTAL				=	3615
% OF LOT AREA				=	49.77%

AVERAGE BUILDING ELEVATION (See KZC Chapter 180 plates 17A and 17B for assistance)

POINTS	WALL LENGTH (ft.)	X	ELEVATION (ft.)	=	TOTAL (ft.)
A	40	X	481.81	=	19272.4
B	67	X	482.05	=	32297.35
C	40	X	482.25	=	19290
D	67	X	482.15	=	32304.05
TOTAL				=	103163.8
ABE				=	482.07

FT.

Benchmark location description

Maximum height of structure allowed	Benchmark elevation	Finished first floor elevation	Height difference between benchmark and first floor	ABE (show on elevation sheet)	Elevation of highest point of any element or feature
30.00	474.57	485.50	10.93	482.07	510.79

STAFF USE ONLY:

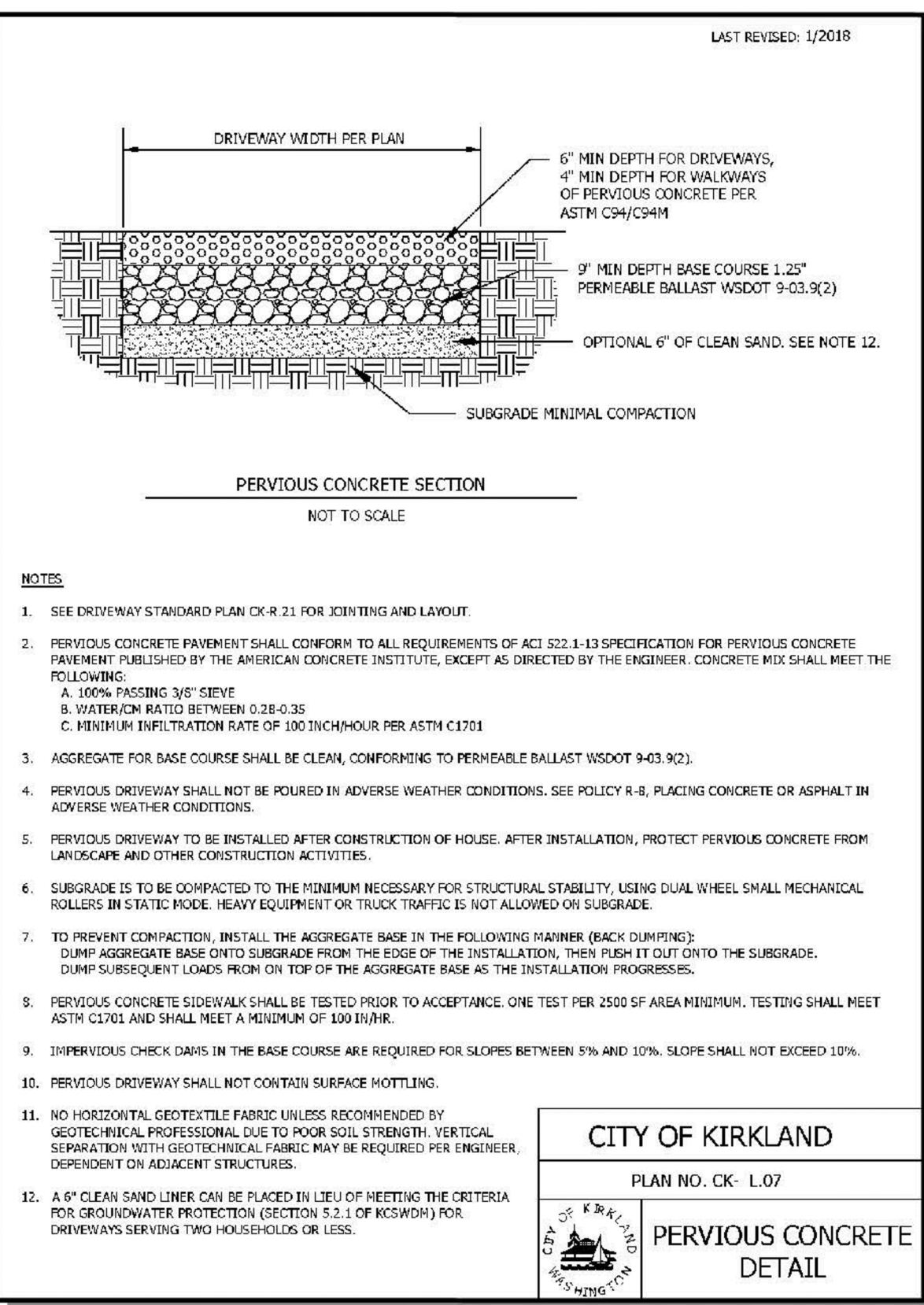
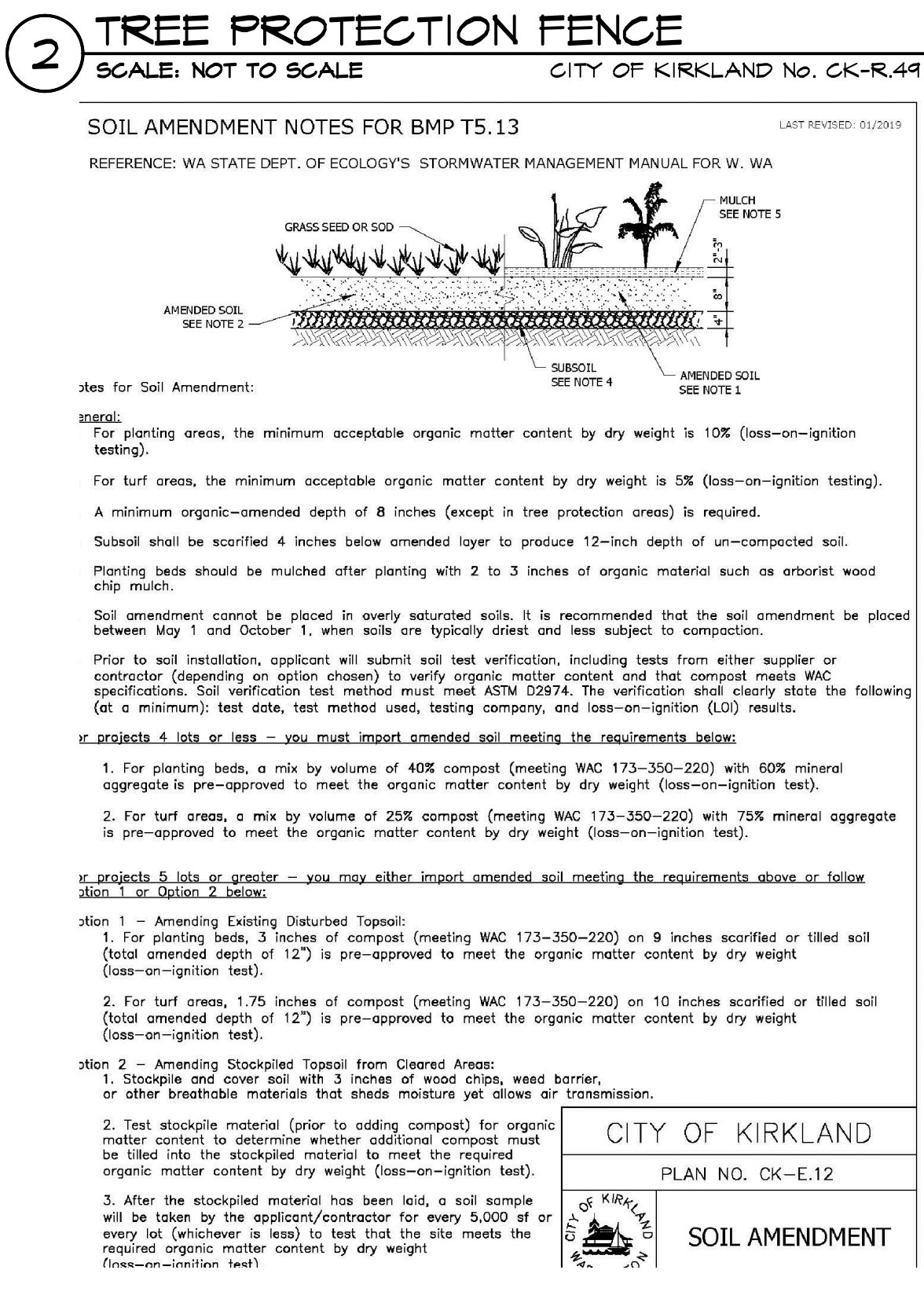
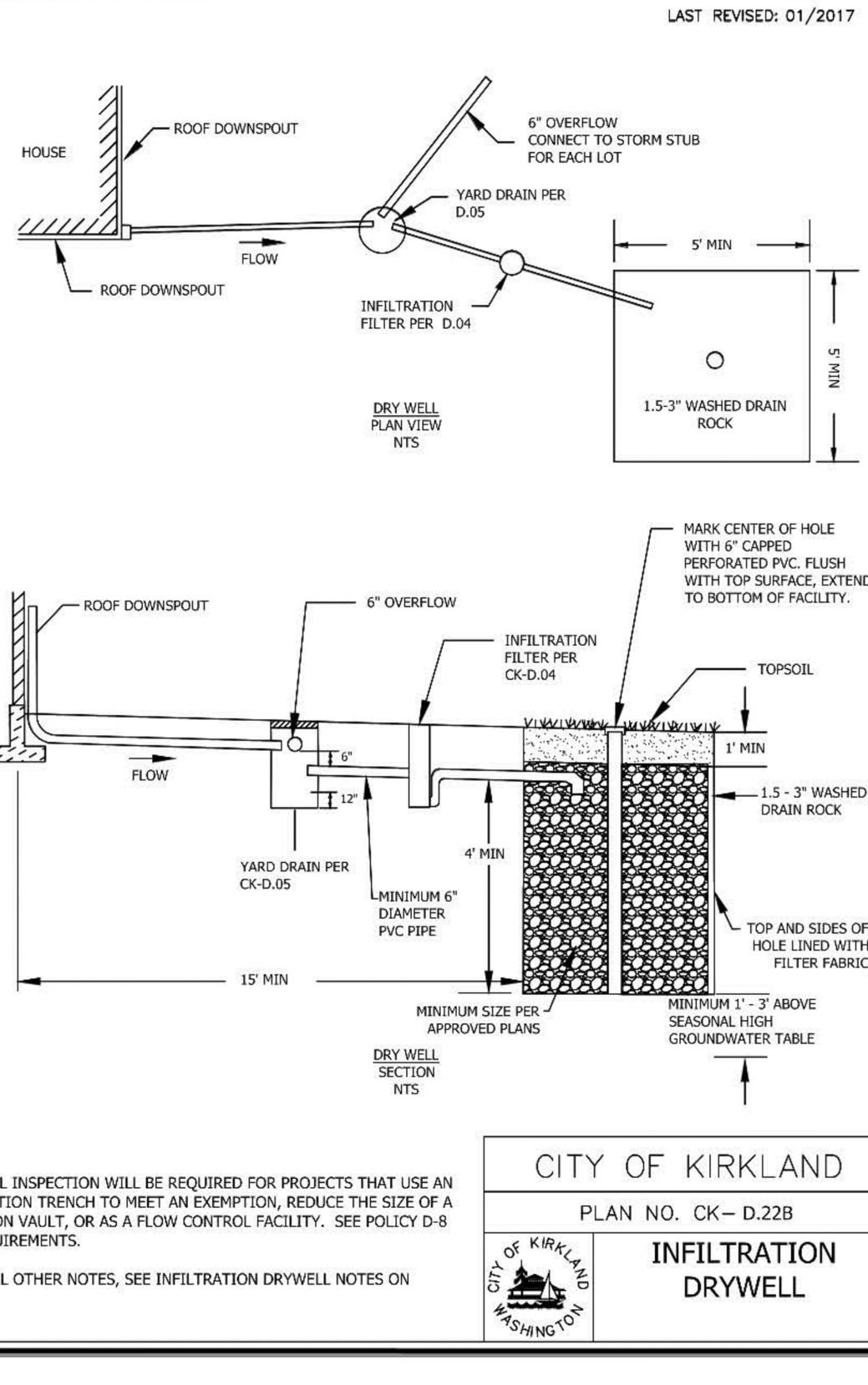
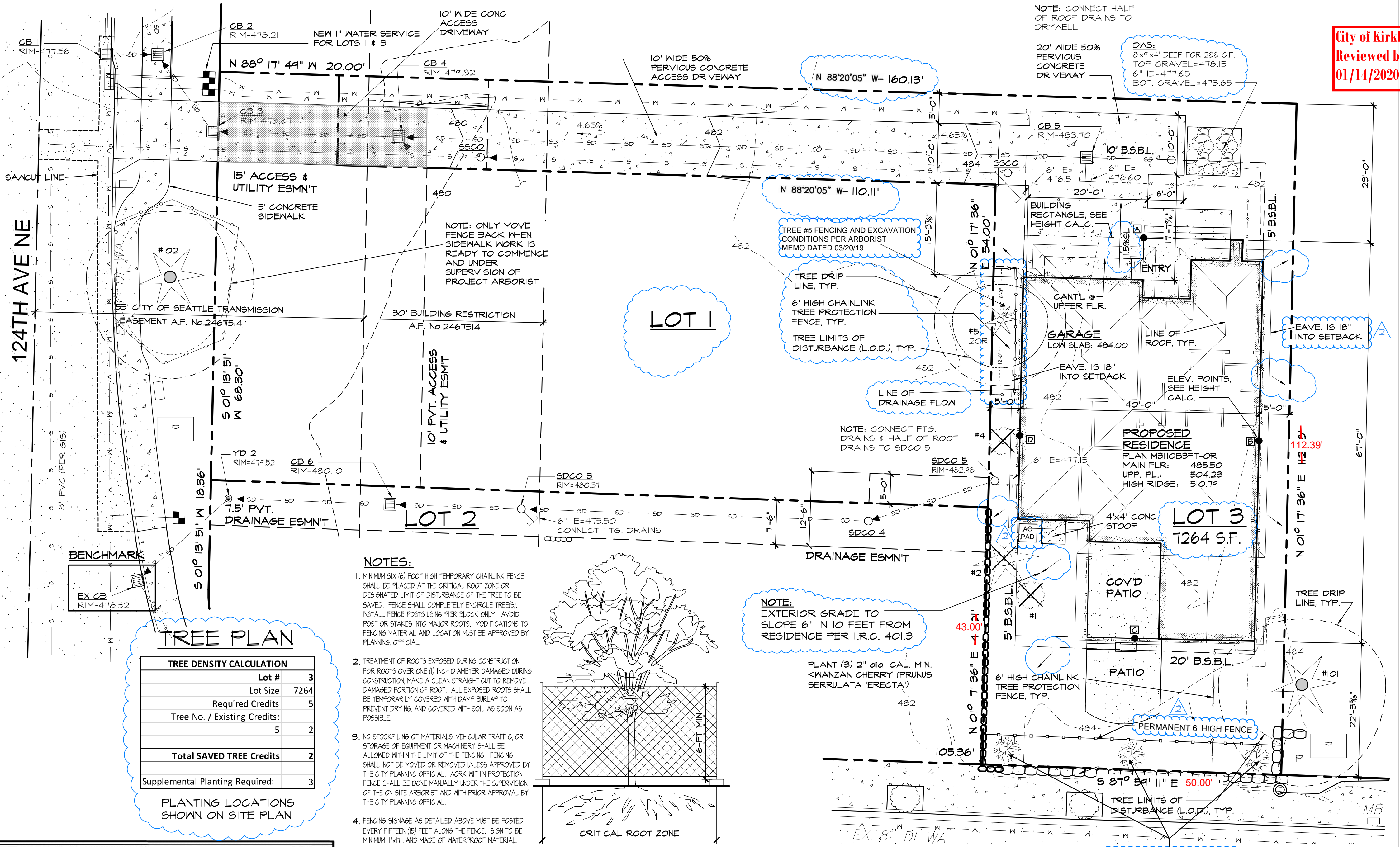
Building height field verification required

Building height field verification by licensed surveyor required (if within 1" of height limit)

TREE PLAN (See KZC 95.35 for assistance)

Integrated	I-Major	I-Minor
Arborist report attached to permit (place corresponding tree tag #s on site plan)		
LOT'S DENSITY CALCULATION (rounded up to the nearest whole number)		
Lot Area (sq.ft.)	7264	43,560 (sq.ft.) X 30 = 5

Req. min. tree density credits



City of Kirkland
Reviewed by R Braun
01/14/2020

ARCHITECTS
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REVERSE PLAN
LOT 3, LUNA
PLAN M3110B3FT-OR

ENGINEER
MITCHELL ENGINEERING, INC.
7821 168th AVE NE
REDMOND, WA 98052
PHONE: 425-861-7581
CONTACT: MIKE MITCHELL
EMAIL: MITCHELLENGINEERING@COMCAST.NET

ARCHITECT
TROY CLYMER
ARCHITECTS NORTHWEST INC
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PHONE: 425 485 4900

OWNER
MERIT HOMES
811 KIRKLAND AVE SUITE 200
KIRKLAND, WA 98033
PHONE: 425-605-0547
CONTACT: GREG GRIFFIS
EMAIL: Greg@MeritHomesInc.com

LEGAL DESCRIPTION:
LOT 3, LUNA, KIRKLAND, WA

DESIGNED BY: TROY
DRAWN BY: JRA
DATE: 7/11/16
DATE: 6/5/18
DATE: 9/8/19
DATE: 12/18/19

PROJECT MANAGER: TROY CLYMER
REVIEWED BY: JRA
DATE: 7/11/16
DATE: 6/5/18
DATE: 9/8/19
DATE: 12/18/19

AWN WOODVILLE OFFICE
JOB NUMBER:
W180236